



# SPARTAN

ENTERPRISE PARK



Multiple building  
configurations



±220,000 SF -  
1.52 MSF Available



Industry Leading  
Developer

**Bldgs 1-2 Complete**  
**Bldgs 3-5 Available for Pre-Lease**

2116 Chesnee Hwy/US-221, Spartanburg, SC



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Access to I-85 less than 1 mile away

Heavy power available to all buildings

Flexible spec or build-to-suit options

## Park Overview

Spartan Enterprise Park is a 300-acre industrial park located just outside of downtown Spartanburg, SC with ±3 MSF of industrial building potential.

The park offers multiple opportunities for flexible build-to-suit or speculative speed-to-market space. Building One, encompassing ±1,009,637 SF, is fully finished and available for occupancy. Building Two, with a generous ±324,633 SF, has also been completed and is ready for tenant occupation.

With one of the most active inland ports in the Southeast located just ±20 miles to the west and a strategic location along I-85 in one of the nation's fastest growing corridors for bulk distribution, Spartan Enterprise is an excellent opportunity for industrial users to expand or relocate their business.



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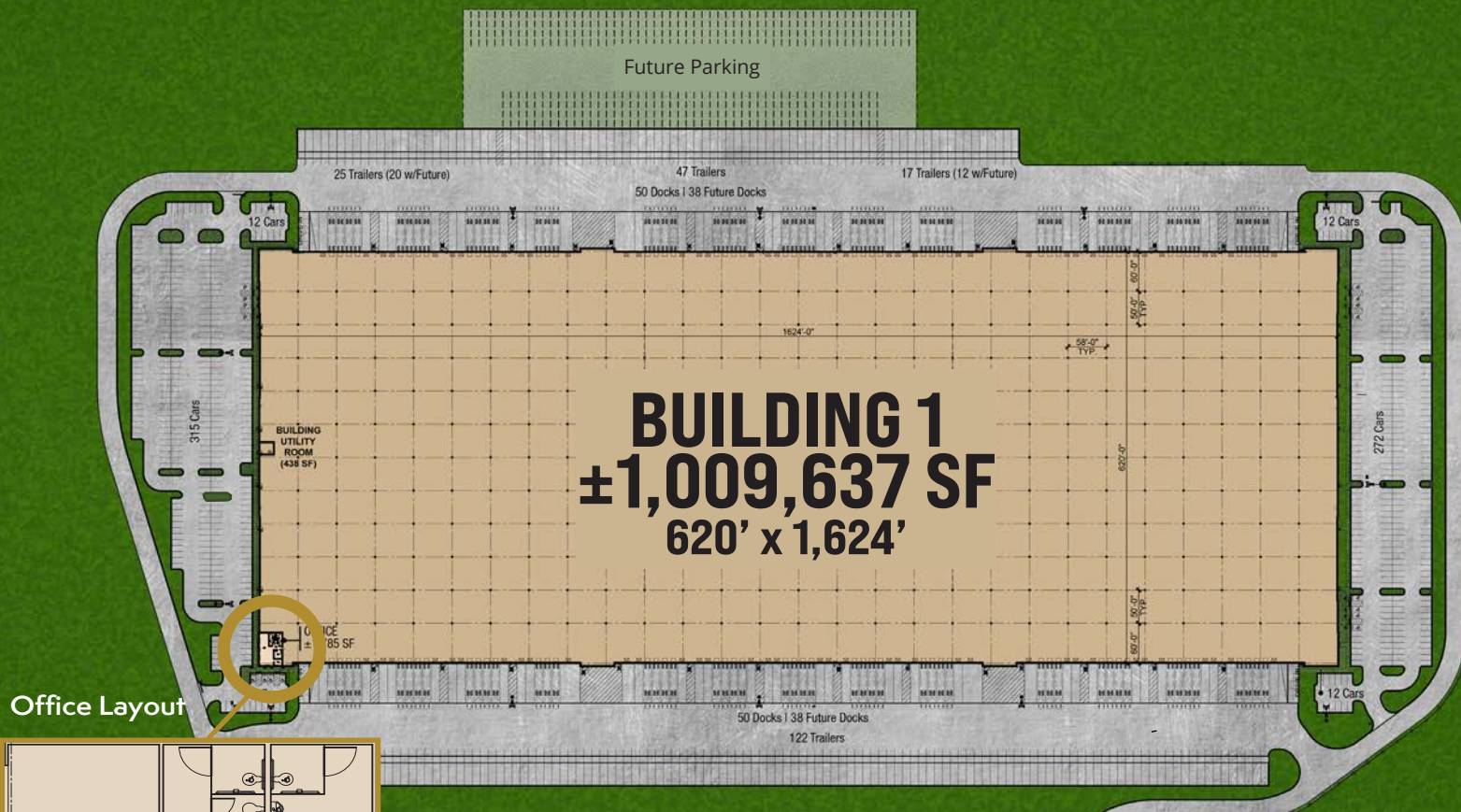
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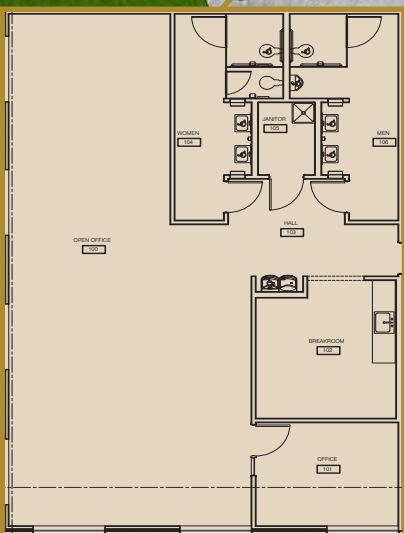


# Building One

BLDG COMPLETE



Office Layout



## Key Specifications

|                       |                                                          |                        |                                                                           |
|-----------------------|----------------------------------------------------------|------------------------|---------------------------------------------------------------------------|
| <b>Size</b>           | 1,009,637 SF                                             | <b>Truck Court</b>     | 130' (185' w/ trailer parking)                                            |
| <b>Configuration</b>  | cross-docked                                             | <b>Construction</b>    | Interior steel frame; load bearing site cast tilt-up concrete wall panels |
| <b>Office</b>         | ±1,785 SF                                                | <b>Lighting</b>        | LED with motion sensors, 30 FC average; measured at 30" AFF               |
| <b>Clear Height</b>   | 40'                                                      | <b>HVAC</b>            | 50° at -0°, 0.25 ACH                                                      |
| <b>Column Spacing</b> | 58' x 50' (+ 60' speed bays)                             | <b>Office</b>          | To suit tenant need                                                       |
| <b>Dock Doors</b>     | 100 (exp to 176)                                         | <b>LEED</b>            | "LEED volume" certified                                                   |
| <b>Drive-in Doors</b> | 4                                                        | <b>Fire Protection</b> | ESFR                                                                      |
| <b>Parking</b>        | 211 trailer spaces (+94, if expanded)<br>638 auto spaces |                        |                                                                           |
| <b>Power Service</b>  | 6,000 amps                                               |                        |                                                                           |

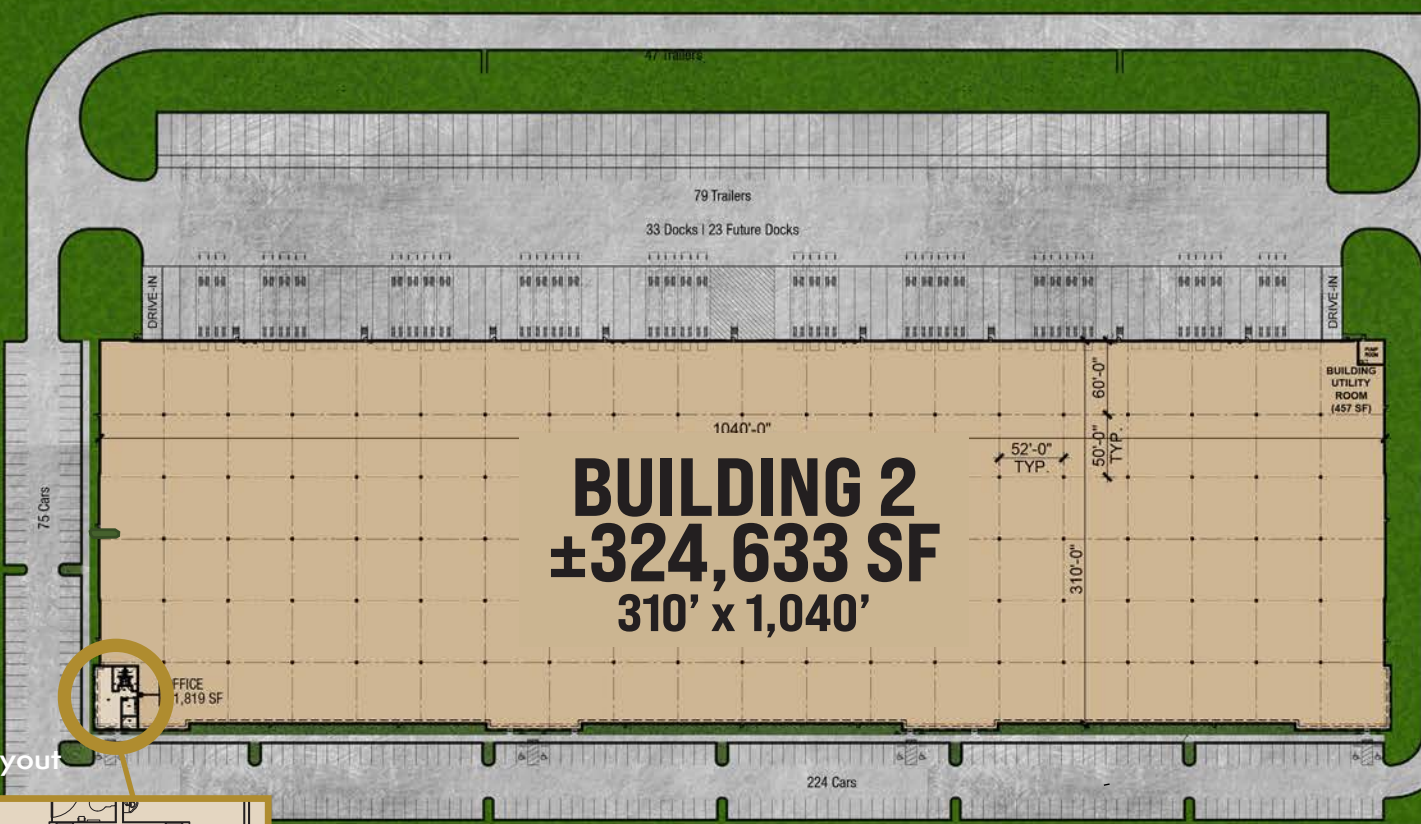


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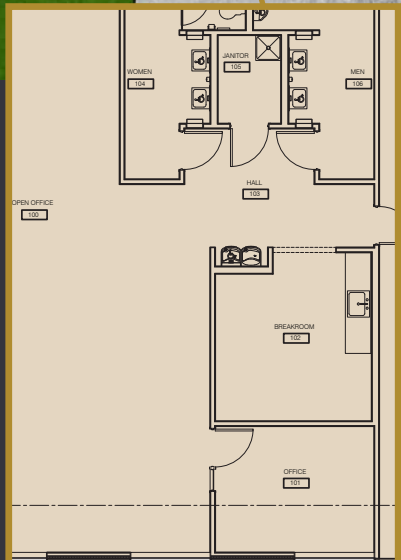
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**Building Two**  
BLDG COMPLETE



**BUILDING 2**  
**±324,633 SF**  
**310' x 1,040'**

Office Layout



**Key Specifications**

|                       |                                        |                        |                                                                           |
|-----------------------|----------------------------------------|------------------------|---------------------------------------------------------------------------|
| <b>Size</b>           | ±324,633 SF                            | <b>Truck Court</b>     | 130' (185' w/ trailer parking)                                            |
| <b>Configuration</b>  | rear-load                              | <b>Construction</b>    | Interior steel frame; load bearing site cast tilt-up concrete wall panels |
| <b>Office</b>         | ±1,835 SF                              | <b>Lighting</b>        | LED with motion sensors, 30 FC average; measured at 30" AFF               |
| <b>Clear Height</b>   | 36'                                    | <b>HVAC</b>            | 50° at -0°, 0.25 ACH                                                      |
| <b>Column Spacing</b> | 52' x 50' (+ 60' speed bays)           | <b>Office</b>          | To suit tenant need                                                       |
| <b>Dock Doors</b>     | 33 (exp to 56) with full dock packages | <b>LEED</b>            | "LEED volume" certified                                                   |
| <b>Drive-in Doors</b> | 2                                      | <b>Fire Protection</b> | ESFR                                                                      |
| <b>Parking</b>        | 79 trailer spaces<br>299 auto spaces   |                        |                                                                           |
| <b>Power Service</b>  | 2,400 amps                             |                        |                                                                           |



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Gateway to the Southeast



Upstate, SC

# 100 MILLION

Consumers within a one-day truck drive

# 4.75%

5-year projected population growth

ESRI BAO

# 6TH

fastest growing market for industrial users in the US

CoStar

- 1 Inland Port Greer
- 2 Port of Charleston
- 3 Inland Port Dillon



# SPARTAN

ENTERPRISE PARK



Data Sources: .S. Census Bureau, ESRI BAO, Upstate Alliance, Costar Research

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# Greenville-Spartanburg Market

Major industrial user snapshot  
(25 miles)



## Key Distances

|               |            |
|---------------|------------|
| I-85 Exit 78  | ±0.5 miles |
| I-85 Business | ±2 miles   |
| I-26 Exit 2B  | ±8 miles   |
| Spartanburg   | ±4 miles   |
| Greer         | ±21 miles  |
| Greenville    | ±30 miles  |

|                    |            |
|--------------------|------------|
| GSP Int'l Airport  | ±21 miles  |
| Inland Port Greer  | ±20 miles  |
| Charlotte, NC      | ±60 miles  |
| Port of Charleston | ±205 miles |
| Atlanta, GA        | ±160 miles |



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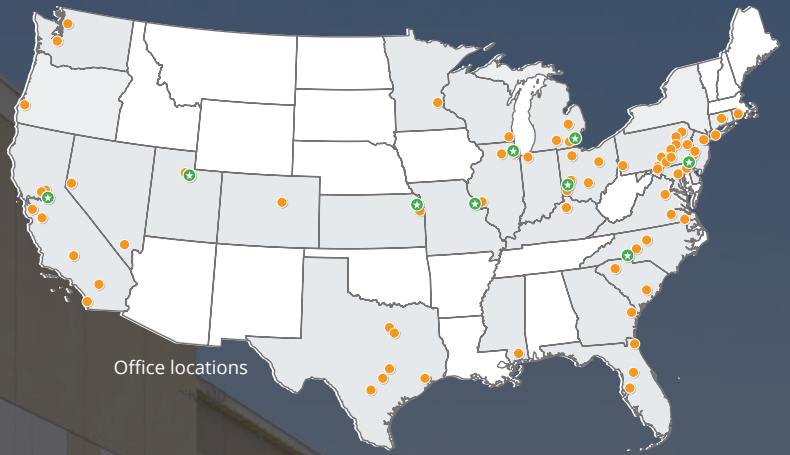
## Quality design and execution from the most respected industrial developer in the U.S.

Established 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A industrial facilities.

The firm differentiates itself from competitors through a strong engineering and technical focus, employing numerous civil, geotech, electrical and industrial engineers.

NorthPoint also has expertise within the logistics, labor and incentive fields. Their motto, "Beyond the Contract", embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction.

NorthPoint's approach in all business relationships is to be fair and to operate by the "Golden Rule."



**150.2MSF**  
current industrial portfolio



**\$18.8BILLION**  
total capital raised since 2012



**28.9MSF**  
industrial space currently under construction



**8.8MSF**  
industrial space leased in 2023



**107k**  
est. jobs created from developments



**\$12.8MILLION**  
charitable contributions since inception

Ranked

**#1**

industrial developer for 5 years running

-Real Capital Analytics





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